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# County of San Diego

## DEPARTMENT OF PLANNING AND LAND USE

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## **AGENDA**

### **HISTORIC SITE BOARD**

#### **August 21, 2006**

#### **Tentative**

### **ADMINISTRATIVE ITEMS**

#### **ITEM 1 – ADMINISTRATIVE**

##### **A. Board Administrative Matters and General Information**

- Excused Absences
- Other General Information

##### **B. Conflict of Interest Declaration**

##### **C. Approval of June 19, 2006 Board Minutes**

##### **D. Reports:**

- AB 1234 Ethics Training for all elected officials, boards and committees that are entitled to financial reimbursements. The HSB does not fall into this category. (Handout)
- HSB Presentation – Grossmont/Mt. Helix Monday September 11, 2006; 7:00 pm
- Response to SOHO letter regarding demolition – No action by staff
- Thing Brothers Store letter – still no response from property owner; copy of letter and photographs provided to all HSB members.
- Lilian Rice Rowhouse – Staff is working on this item.

##### **E. Announcements**

- San Diego County Archaeological Society meeting Saturday August 26, 2006: Presenter: Christy Dolan - San Diego: Growth of a City
- National Preservation Conference 2006: October 31-November 5 – Pittsburgh

#### **ITEM 2 – PUBLIC COMMENTS/PRESENTATIONS**

##### **A. Public Comment – Non-agenda items**

##### **B. County Department of Parks and Recreation Update: Dr. Lynne Christenson**

- C. **Presentation:** Mr. Mel Vernon - The El Salto waterfall and the quarry site reclamation. This is a part of the Buena Vista Creek which flows into the Buena Creek Lagoon. There is history in this little valley from 10,000 yrs ago to the Mormon Land Grant to the present where 600 to 700 dwellings are proposed.

## **ACTION ITEMS**

### **ITEM 3 – THE GOLDZBAND RESIDENCE**

**Applicant:** Michael Nalu & Kristin Spoon (Special Assistance by Gavin Nalu)  
**Owner:** Michael Nalu & Kristin Spoon  
**Location:** 4709 La Rueda Drive, La Mesa CA 91941, APN 497-102-21-00  
**Community Planning Group:** Valle de Oro  
**Supervisor District:** 2- Dianne Jacob

**Description:** The Goldzband family purchased undeveloped land in 1962 and commissioned Homer Delawie to design and build their home, where they lived from 1962 until March of 2006. The home is of classic modern post-and-beam construction with walls of glass and exterior overhangs throughout. San Diego Architecture (2002) states: "Ruocco's protégés, let by Homer Delawie, produced some of California's finest modern buildings of the 1950's and 1960's". Delawie retired from practice in 1997 at the age of 70 and is currently serving on the City of San Diego's Historical Resources Board. This residence will be 45 years old in 2007; the age of the property will be discussed during the hearing (see discussion item 5 below). This project is being brought to the HSB for historic landmarking and for participation in the Mills Act contract.

**Today's Action:** Recommend placement of the Goldzband Residence on the Local Register of Historic Resources and recommend approval for participation in the Mills Act Contract.

**Staff Recommendation:** Recommend placement of this house (lot APN 497-102-21-00) on the Local Register of Historic Resources and for participation in the Mills Act Contract. Staff finds this resource to be significant under item V (b3) of the Local Register that identifies a resource as significant if it embodies the distinctive characteristics of a type or period, San Diego region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

### **ITEM 4 – THE ALPINE WOMAN'S CLUB**

**Applicant:** Alpine Woman's Club (Carol Walker, contact person)  
**Owner:** Alpine Woman's Club  
**Location:** 2156 Alpine Boulevard, Alpine CA 91941, APN 497-102-21-00  
**Community Planning Group:** Valle de Oro  
**Supervisor District:** 2- Dianne Jacob

**Description:** The Alpine Woman's Club is an eye-catching landmark in this mountain community. Built in 1899, this building was Alpine's Town Hall and was located in the center of the village. Townspeople bought shares to finance one half of the construction cost of the building and those funds were matched by a wealthy resident, Benjamin R. Arnold. Building ownership was transferred to the Alpine Woman's Club in 1932 and the building has been owned and maintained by the Club since that time. This project is being brought to the HSB for historic landmarking.

**Today's Action:** Recommend placement of the Alpine Woman's Club on the Local Register of Historic Resources.

**Staff Recommendation:** Recommend placement of this house, on lot APN 403-261-03-00, on the Local Register of Historic Resources. This designation includes the entire parcel with the exception of the gazebo and the well house, which were constructed in 1999 and 1997 respectively. Staff finds this resource to be significant under item V (b1) of the Local Register that the resource is associated with events that have made a significant contribution to the broad pattern of the history of San Diego County's history and cultural heritage, and item V (b2) of the Local Register that the resource is associated with the lives of persons important to the history of San Diego County.

## **DISCUSSION ITEMS**

### **ITEM 5 – HSB REVIEW AND LANDMARKING OF SIGNIFICANT STRUCTURES < 50 YEARS.**

**Description:** From time to time, applicants come forward to landmark (and apply for the Mills Act) that are less than 50 years old. The Goldzband Residence, a current meeting action item, is 44 years old, yet staff believes it is a significant structure. Another consultant would like to bring forward a potentially significant Cliff May house in Rancho Santa Fe that is 37 years old. Section V.(d)(2) states (in part): "A resource less than 50 years old may be considered for listing in the Local Register if it can be determined that sufficient time has passed to understand its historical importance".

### **ITEM 6 – ARCHAEOLOGICAL/HISTORIC RESOURCES GUIDELINES FOR DETERMINING SIGNIFICANCE and CEQA PROCESS GUIDANCE FOR CULTURAL RESOURCES**

**Description:** Draft Archaeological and Historical Resources: Guidelines for Determining Significance has been distributed by mail to all HSB members (part of the public review process). Writing of the Draft CEQA Process Guidance for Cultural Resources is in progress and will be distributed for review when completed. These documents and the County processes are open for discussion by the HSB.

### **ITEM 7 – FUTURE AGENDA ITEMS**

- Next meeting will take place on Monday, September 18, 2006
- HSB Presentation: Grossmont/Mt. Helix - Monday September 11, 2006; 7:00 PM; Faith Chapel, 9400 Campo Road, Spring Valley, CA 91977

### **ITEM 8– ADJOURNMENT**